

# Plymouth Business Center

3905 Annapolis Lane North, Plymouth, MN



FOR LEASE



**12 Building Development**

## Property Highlights

- Established business park with over 700,000 square feet of space
- Up to 18,173 square feet available
- Multiple product types including office/showroom, office/warehouse, and bulk/warehouse buildings
- Dock and drive-in loading
- Landmark visibility provides outstanding corporate identity and easy recognition for visiting clientele
- Exceptional access to I-494 via Highway 55 on the south and Rockford Road on the north
- Area amenities include childcare, retail shops, hotels and restaurants

**Dave Paradise**  
Senior Director  
+1 952 893 8226  
dave.paradise@cushwake.com

**Sydney Johnson, SIOR**  
Senior Director  
+1 952 893 8840  
sydney.johnson@cushwake.com

**Cushman & Wakefield**  
3500 American Blvd W Suite 200  
Minneapolis, MN 55431  
cushmanwakefield.com

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## BUILDING INFORMATION

Building Size	39,410 SF
Year Built	1989
Clear Height	12'
Bay Depth	120'
Column Spacing	32' x 32'
Power	1,200 AMPS 480/227V Phase 3
Sprinklers	Yes
Parking	96 stalls
Lease Rates	Negotiable
2024 Tax & Cam	\$3.09 PSF Tax \$1.72 PSF CAM \$4.81 PSF Total

## Property Information

- New roof, landscaping and interior finishes
- 12 building development totalling over 700,000 sf
- Expansion capabilities within the complex
- Locally owned, professionally maintained and operated
- Excellent access to I-494 via Highway 55 & Rockford Road
- Area Amenities include childcare, retail shops, hotels and restaurants

## Space Available

Suite	Total SF	Office SF	Tech	Warehouse SF	Loading	Availability
105	18,173	11,558	3,565	3,050	2 drive-ins	Now
Proposed Demised 105A	10,223	10,223	-	-	2 drive-ins	Now
Proposed Demised 105B	7,950	5,842	2,108	-	3 drive-ins	Now
195	15,640	14,205	1,435	-	4 drive-ins	5/1/2025

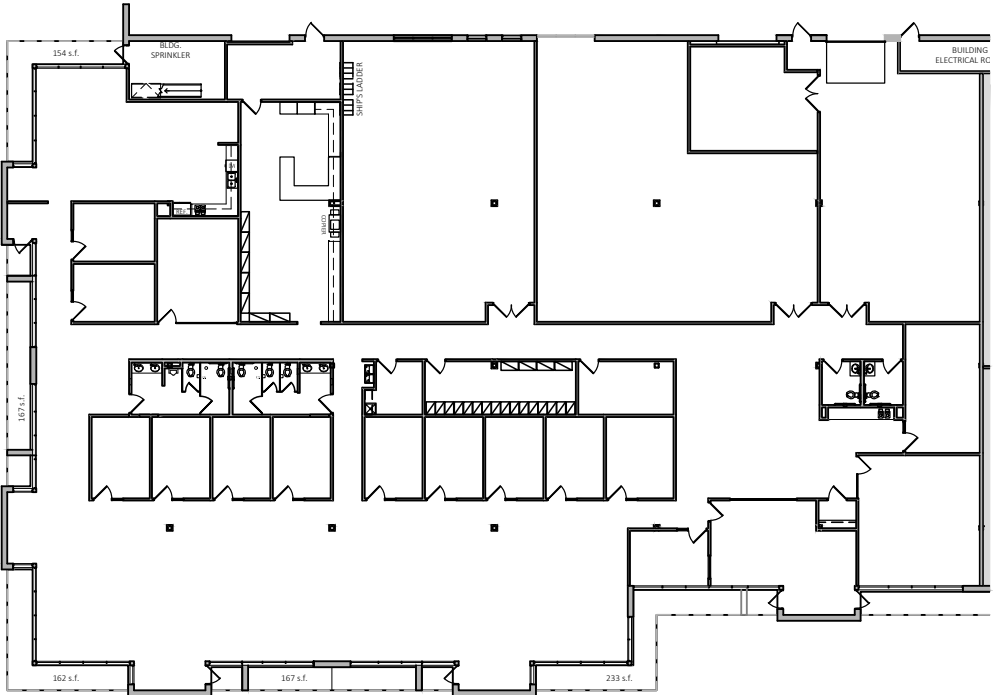
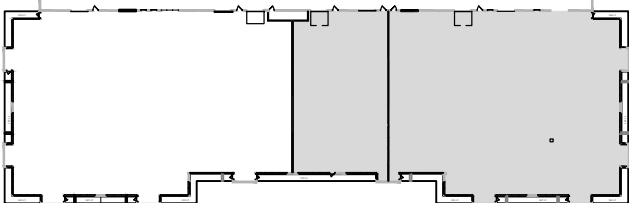
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## Suite 105



### AVAILABLE

#### SUITE 105

OFFICE	=	11,558 S.F.
TECH	=	3,565 S.F.
WAREHOUSE	=	3,050 S.F.
<b>TOTAL</b>	<b>=</b>	<b>18,173 S.F.</b>



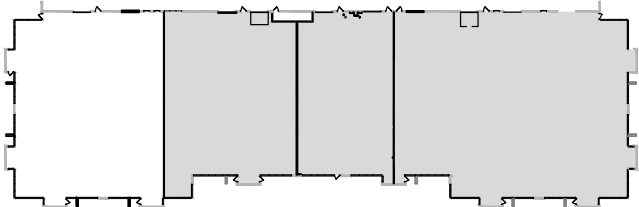
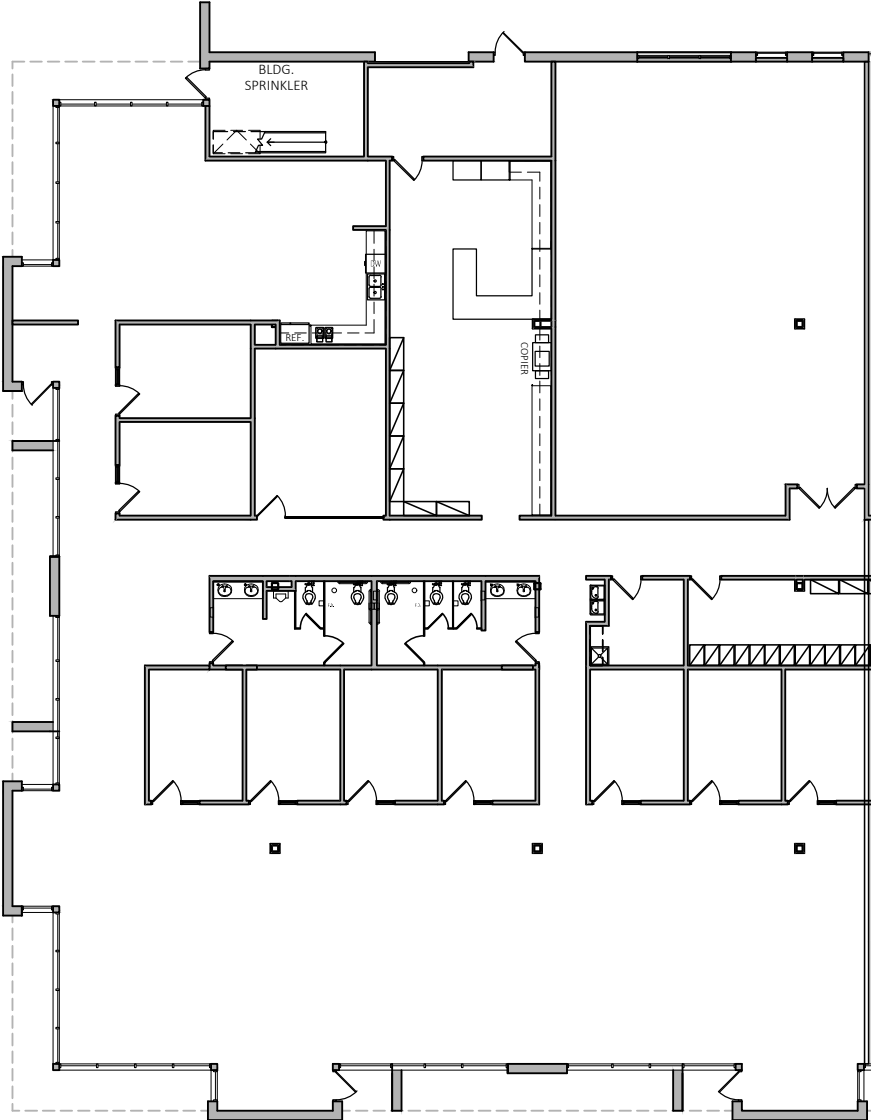
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## Proposed Demised Suite 105A



### AVAILABLE SUITE 105A

OFFICE	=	10,223 S.F.
TOTAL	=	10,223 S.F.



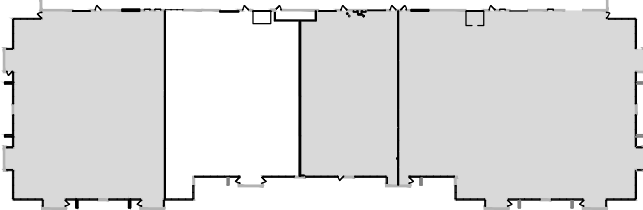
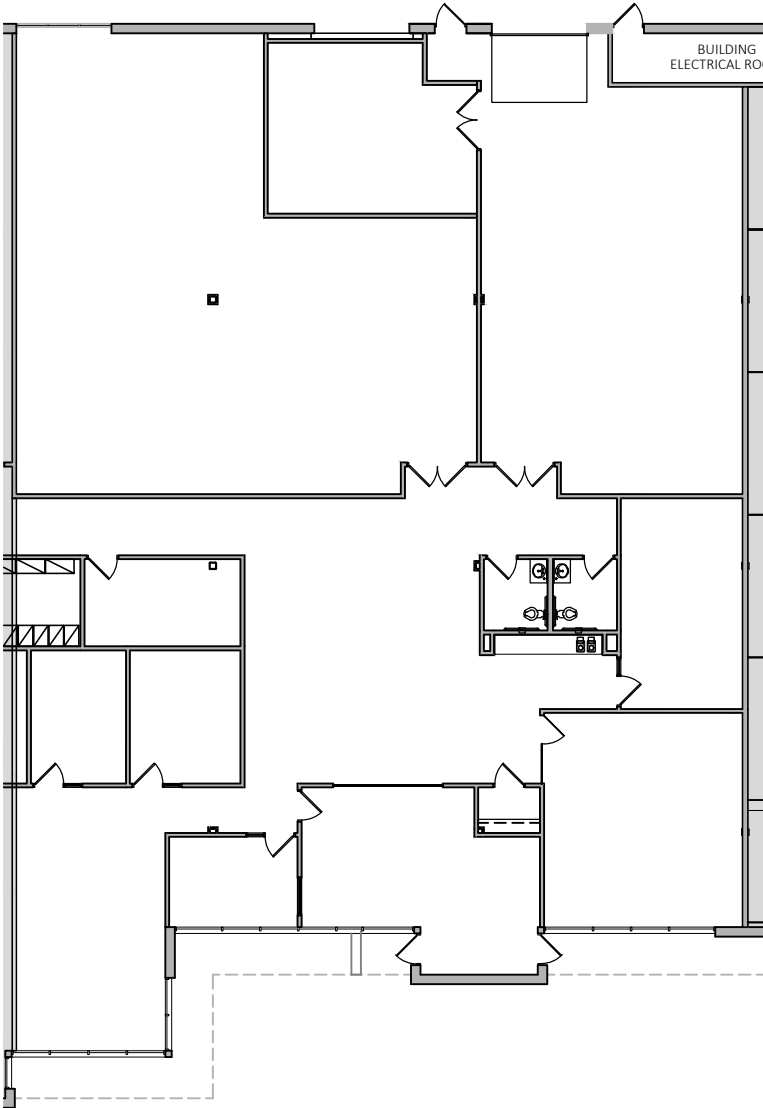
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## Proposed Demised Suite 105B



## AVAILABLE SUITE 105B

OFFICE	=	5,842 S.F.
WAREHOUSE	=	2,108 S.F.
<b>TOTAL</b>	<b>=</b>	<b>7,950 S.F.</b>



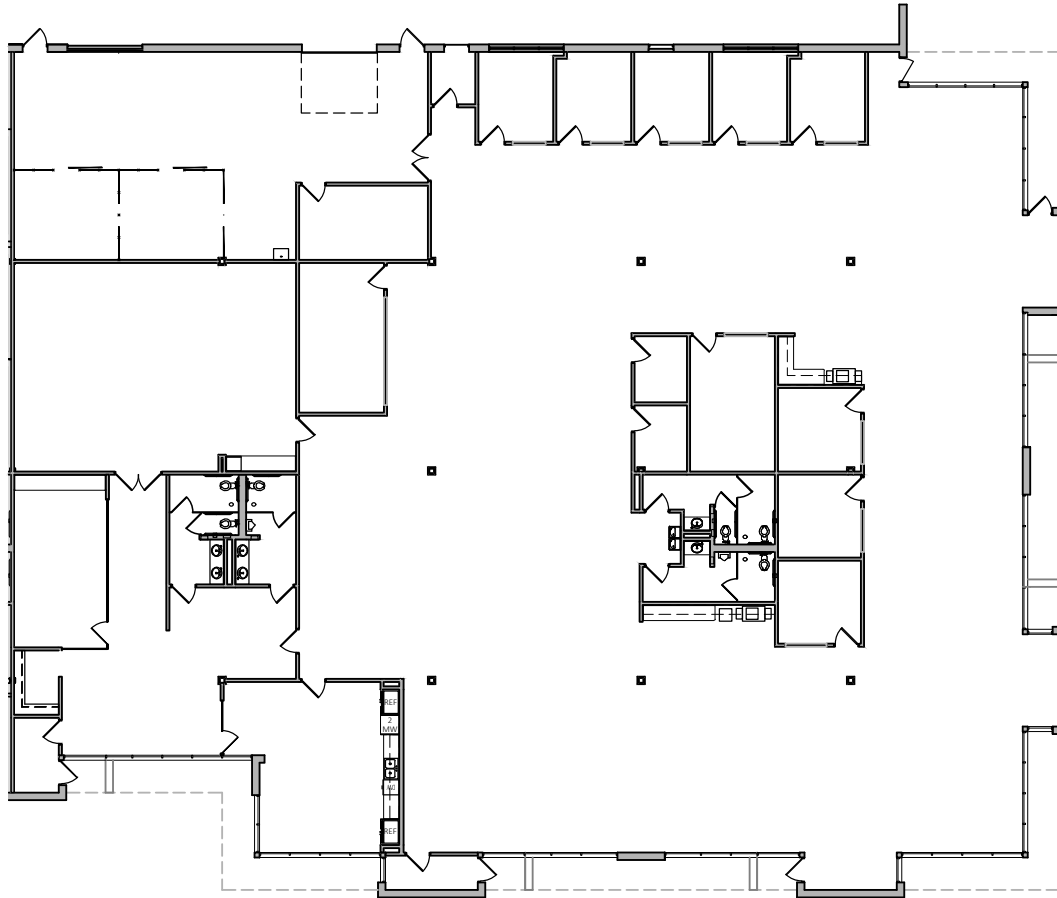
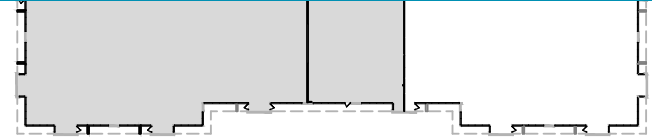
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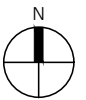
Suite 195



## AVAILABLE

SUITE 195

OFFICE	=	14,205 S.F.
WAREHOUSE	=	1,435 S.F.
<b>TOTAL</b>	<b>=</b>	<b>15,640 S.F.</b>



**PBC 3905 BUILDING**

PLYMOUTH, MINNESOTA

August 28, 2024



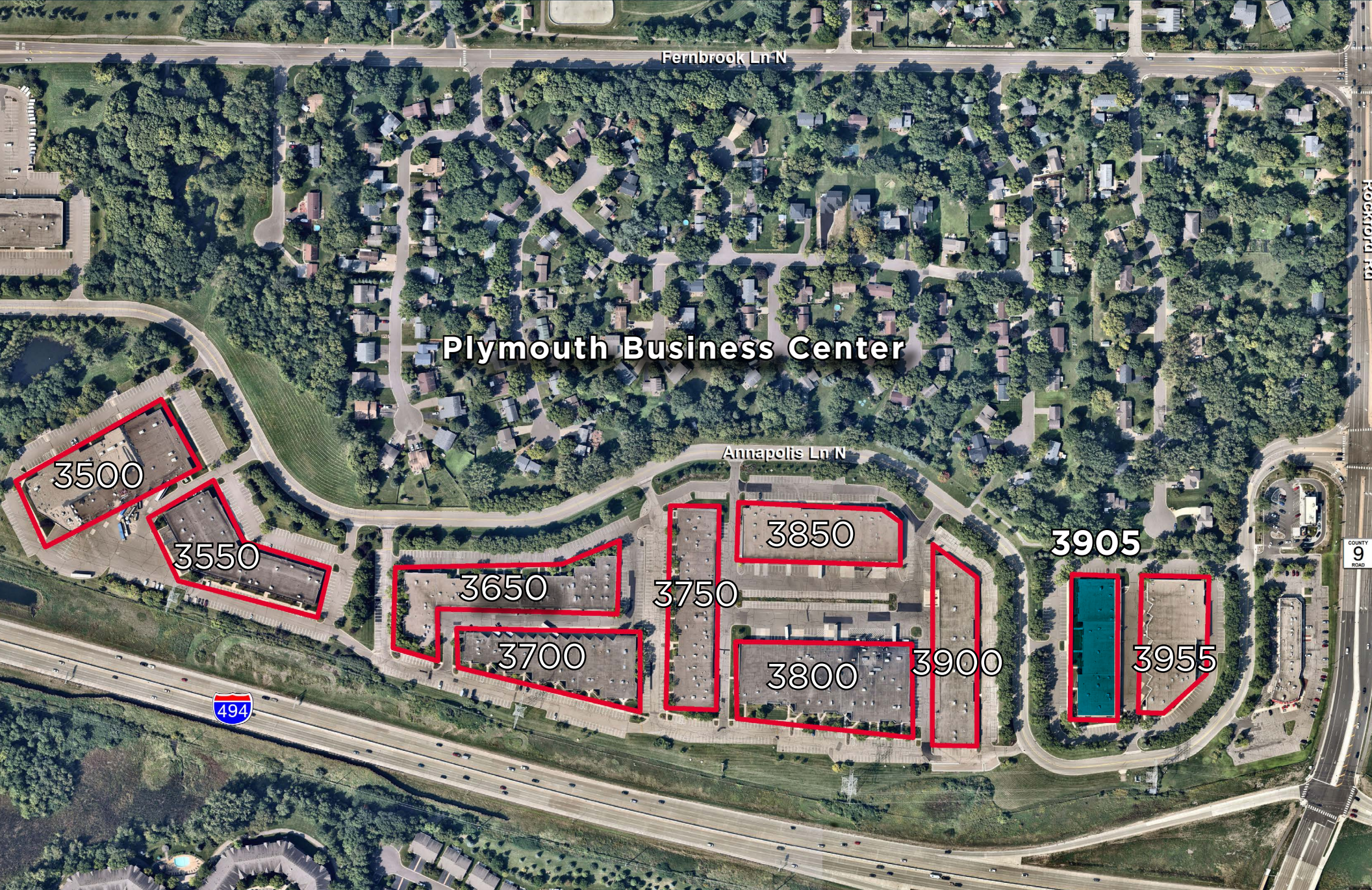


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## Plymouth Business Center

3500

3550

3650

3700

3750

3800

3850

3900

3905

3955

Fernbrook Ln N

Annapolis Ln N

494

Rockford Rd

COUNTY 9 ROAD